

Department of Community Planning and Economic Development – Planning Division
Zoning Amendment (Rezoning), Conditional Use Permits, Site Plan Review
BZZ-2669

Date: October 31, 2005

Applicant: Michael Johnson & Greg Jansma

Address of Property: 800 16th Ave SE

Project Name: 800 16th Ave SE

Contact Person and Phone: Claire Crowe, 350 St. Peter St, Ste. 240, St. Paul MN 55102, 651-203-1166

Planning Staff and Phone: Tara Beard, (612) 673-2351

Date Application Deemed Complete: October 7th, 2005

End of 60-Day Decision Period: December 6, 2005

End of 120-Day Decision Period: Not applicable

Ward: 2 **Neighborhood Organization:** University (adjacent to Marcy Holmes and Southeast Como)

Existing Zoning: I1, Light Industrial District

Zoning Plate Number: 15

Lot area: 21,520 square feet

Proposed Use: 24 dwelling units

Concurrent Review:

- Rezone to ILOD or R5
- Conditional Use Permit to allow an increase in maximum building height
- Conditional Use Permit to allow 24 new dwelling units and dwelling units in an ILOD
- Site Plan Review

Applicable zoning code provisions: Chapter 525: Article VII Conditional Use Permits – Chapter 530 – Chapter 546: Article I General Provisions; Article VIII R5 Multiple-Family District - Chapter 550: Article I General Provisions; Article II I1 Light Industrial District – Chapter 551: Article IV IL Industrial Living Overlay District.

Background: The applicants have submitted multiple land use applications to convert an existing 3-story light industrial building to a 5-story apartment building. This requires a rezoning application for either an Industrial Living Overlay District (ILOD) or an R5 Multiple-Family Residential District; a conditional use permit to create 5 or more dwelling units in an ILOD or R5 District; a conditional use permit to allow an increase in the minimum height permitted; and a site plan review. The applicants are proposing to add two stories to the top of the building and provide both underground and surface parking.

The proposed building would contain 24 dwelling units ranging from 776 to 1,481 square feet, and 2 to 5 bedrooms. Thirty-two underground and 20 surface parking stalls are proposed.

At this time staff has received no written comments from the adjacent neighborhoods, Marcy-Holmes Neighborhood Association and Southeast Como Improvement Association.

Drawings submitted for the applications were determined to be insufficient to determine a staff recommendation and indicated potential issues that would be raised during the Preliminary Development Review Meeting, which did not take place in time for the printing of this report. For these reasons staff is recommending a continuance of the applications

RECOMMENDATION:

Recommendation of the Department of Community Planning and Economic Development – Planning Division for the zoning amendment application:

The Department of Community Planning and Economic Development – Planning Division recommends that the City Planning Commission adopt the above findings and **continue** the application to rezone the property at 800 16th Ave SE to an ILOD or R5 District to the hearing of November 14, 2005.

Recommendation of the Department of Community Planning and Economic Development – Planning Division for the conditional use permit for an increase in maximum building height:

The Department of Community Planning and Economic Development – Planning Division recommends that the City Planning Commission and City Council adopt the above findings and **continue** the conditional use permit to allow an increase in maximum building height to the hearing of November 14, 2005.

Recommendation of the Department of Community Planning and Economic Development – Planning Division for the conditional use permit to allow 23 new dwelling units at 800 16th Ave SE:

The Department of Community Planning and Economic Development – Planning Division recommends that the City Planning Commission and City Council adopt the above findings and **continue** the conditional use permit to allow 23 new dwelling units to the hearing of November 14, 2005.

Recommendation of the Department of Community Planning and Economic Development – Planning Division for the site plan review:

The Department of Community Planning and Economic Development – Planning Division recommends that the City Planning Commission and City Council adopt the above findings and **continue** the site plan

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review for 800 16th Ave SE to the hearing of November 14, 2005.

Attachments:

1. Zoning Map